



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU14-00067 Peyton Estates Unit Four  
**Application Type:** Major Combination  
**CPC Hearing Date:** July 31, 2014  
**Staff Planner:** Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov  
**Location:** North of Mark Twain and East of Nonap Road  
**Acreage:** 67.32 acres  
**Rep District:** N/A  
**Existing Use:** Vacant  
**Existing Zoning:** ETJ (Extraterritorial Jurisdiction)  
**Proposed Zoning:** ETJ (Extraterritorial Jurisdiction)  
**Nearest Park:** 1 Park (2.40 acres) proposed within subdivision.  
**Nearest School:** Sparks Early (0.65 miles)  
**Park Fees Required:** N/A  
**Impact Fee Area:** This property is not located in an Impact Fee Service Area and not subject to impact fees.  
**Property Owner:** People of the State of Texas  
**Applicant:** Roe Engineering, L.C.  
**Representative:** Roe Engineering, L.C.

### **SURROUNDING ZONING AND LAND USE**

**North:** ETJ/ Vacant  
**South:** ETJ/Residential Development  
**East:** ETJ/Vacant  
**West:** ETJ/Vacant

**PLAN EL PASO DESIGNATION:** G4, Suburban Walkable

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 67.32 acres of vacant land for 299 single-family residential lots ranging between 4,701 and 10,943 square feet. One commercial lot, one park, two open spaces, and a retention pond are also proposed. Access to the subdivision will be from Mark Twain Avenue, Rojas Drive and Peyton Drive. The subdivision is vested and is being reviewed under the former subdivision code.

The applicant is requesting the following modifications:

*1.- A modification for the standard 54 foot wide right-of-way residential collector to allow for a*

*5 foot wide sidewalk, 5 foot wide parkway, and 34 feet of pavement. (See sections on sheet 2 of the plat)*

*2.- A modification for the standard 54 foot wide right-of-way residential collector (Stockeld Park) to a 67 foot wide right-of-way to allow for a 5 foot wide sidewalk, 5 foot wide parkway, a 13 foot wide median, and 34 feet of pavement. (See sections on sheet 2 of plat)*

*3. - A modification for the standard 76 foot wide right-of-way minor arterial street (Rojas Drive) to an 80 foot wide right-of-way to allow for 12 foot wide driving lanes. (See sections on sheet 2 of plat)*

*4.- A modification for the standard 98 foot wide right-of-way major arterial street (Peyton Drive) to a 110 foot wide right-of-way to allow for a 5 foot wide sidewalk, 5 foot wide parkway, 12 foot wide driving lanes, and an 18 foot wide median. (See sections on sheet 2 of plat)*

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modification request and **approval** of Peyton Estates Unit Four on a Major Combination basis, subject to the following comments:

- Staff recommends that the City Plan Commission require that all parkway at the rear of double frontage lots be landscaped, to provide a visual and physical separation between the development and the street.

### **Planning Division Recommendation:**

Staff recommends **approval** with modifications, as per Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

- Staff recommends that the City Plan Commission require that all parkway at the rear of double frontage lots be landscaped, to provide a visual and physical separation between the development and the street.

### **City Development Department - Land Development**

No comments received.

### **Parks and Recreation Department**

We have reviewed **Peyton Estates Unit Four**, a major combination plat map and have no objections to this development, only offer Developer / Engineer the following comments:

1. For informational purposes, the subdivision improvement plans shall also include the improvement plans for the proposed "Park site" area.

Please note that this subdivision is composed of **299** lots, includes a **2.4** acre "Park", two (2) Common Open Space areas for a total of **2.18** acres and **2.3** acres for commercial purposes.

**Per City standards a total of 2.99 acres of "Parkland" and "Park fees" in the amount of \$2,240.00 for the commercial parcel would have been required** however, this subdivision is excluded from the calculation for "Parkland Dedication" as **it is not** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space.**

#### **El Paso Water Utilities**

1. EPWU does not object to this request.

#### **General**

2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 1

#### **911**

No comments received.

#### **Socorro Independent School District**

No comments received.

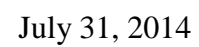
#### **Additional Requirements and General Comments:**

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

#### **Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Modification Letter
6. Application

## Peyton Estates Unit Four



## ATTACHMENT 2

### Peyton Estates Unit Four



SUSU14-00067



SUSU14-00067





## ATTACHMENT 5



May 27, 2014

City Development Department  
222 S. Campbell  
P.O. Box 1890  
El Paso, TX 79950-1890

ATTN: Alfredo Austin, Planner

Re: Peyton Estates Unit Four Combination Plat; 5-Day Review ETJ

Mr. Austin:

We are respectfully requesting the following modifications:

1. A modification for the standard 54 foot wide right-of-way residential collector to allow for a 5 foot wide sidewalk, 5 foot wide parkway, and 34 feet of pavement within all the 54 foot wide public right-of-ways within the subdivision. (See sections on sheet 2 of plat)
2. A modification for the standard 54 foot wide right-of-way residential collector (Stockeld Park) to a 67 foot wide right-of-way to allow for a 5 foot wide sidewalk, 5 foot wide parkway, a 13 foot wide median, and 34 feet of pavement. (See sections on sheet 2 of plat)
3. A modification for the standard 76 foot wide right-of-way minor arterial street (Rojas Drive) to an 80 foot wide right-of-way to allow for 12 foot wide driving lanes. (See sections on sheet 2 of plat)
4. A modification for the standard 98 foot wide right-of-way major arterial street (Peyton Drive) to a 110 foot wide right-of-way to allow for a 5 foot wide sidewalk, 5 foot wide parkway, 12 foot wide driving lanes, and an 18 foot wide median. (See sections on sheet 2 of plat)

We appreciate your assistance, if you have any questions please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Isaac Rodriguez", is written over a horizontal line.

Isaac Rodriguez EIT

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601 N. Cotton St. Suite 6 | El Paso, TX 79902 | P (915) 533-1418 | F (915) 533-4972 | roe-engineering.com

# ATTACHMENT 6

SUSU14-00067



## CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY APPROVAL

DATE: DEC. 23, 2013

FILE NO. SUSU14-00067

SUBDIVISION NAME: PEYTON ESTATES UNIT FOUR

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
BEING A PORTION OF C.D. STEWART SURVEY NO. 318, EL PASO COUNTY, TEXAS
2. Property Land Uses:
 

	ACRES	SITES		ACRES	SITES
Single-family	<u>37.28</u>	<u>299</u>	Office		
Duplex			Street & Alley	<u>21.80</u>	
Apartment			Ponding & Drainage	<u>1.67</u>	<u>1</u>
Mobile Home			Institutional		
P.U.D.	<u>2.40</u>	<u>1</u>	Other (specify below)	<u>2.17</u>	<u>2</u>
Park			<u>OPEN SPACE</u>		
School			Total No. Sites		
Commercial	<u>2.30</u>	<u>1</u>	Total (Gross) Acreage	<u>67.32</u>	
Industrial					
3. What is existing zoning of the above described property? N/A Proposed zoning? N/A 5 MILE ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground      Overhead      Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
SURFACE RUNOFF TO VARIOUS DRAINAGE STRUCTURES DISCHARGING TO A LOCAL POND
7. Are special public improvements proposed in connection with development? Yes      No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No       
If answer is "Yes", please explain the nature of the modification or exception: ROJAS DRIVE (80' R.O.W.) AND PEYTON DRIVE (110' R.O.W.) WILL HAVE 12' LANES IN LIEU OF 11' LANES
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes      No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes      No       
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record: STATE OF TEXAS  
(Name & Address) (Zip) (Phone)

12. Developer: \_\_\_\_\_  
(Name & Address) (Zip) (Phone)

14. Engineer: Roe Engineering, L.C. 601 North Cotton Street, Suite 6  
(Name & Address) (Zip) (Phone) El Paso, Texas 79902 915-533-1418

CASHIER'S VALIDATION

OWNER SIGNATURE: [Signature]

REPRESENTATIVE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.